

## Fairfax County Government Center Conference Rooms 2 & 3, 6:30 PM

### *Statement of Purpose and Intent of Historic Overlay Districts*

*Historic Overlay Districts are created for the purpose of promoting the general welfare, education, economic prosperity, and recreational pleasure of the public, through the perpetuation of those general areas or individual structures and premises that have been officially designated by the Board of Supervisors as having historical, cultural, architectural, or archaeological significance.*

*Regulations within such districts are intended to protect against destruction of or encroachment upon such areas, structures, and premises; to encourage uses which will lead to their continuance, conservation, and improvement in a manner appropriate to the preservation of the cultural, social, economic, political, architectural, or archaeological heritage of the County; to prevent creation of environmental influences adverse to such purposes; and to assure that new structures and uses within such districts will be in keeping with the character to be preserved and enhanced.*

*The order in which items will be heard will be set at the meeting. Additional items may be added to the agenda at the discretion of the Chair. Applicants for initial or follow-up presentations will mail drawings and other documentation as appropriate to the ARB prior to the meeting at which a project will be reviewed. If members have not received such documentation, an application may be postponed until a subsequent meeting.*

**APPLICANTS PLEASE LIMIT PROJECT PRESENTATION TIME TO 8 MINUTES FOR A FIRST SUBMISSION AND 3 MINUTES FOR A RE-SUBMISSION**

### **APPROVAL OF THE AGENDA**

### **INTRODUCTION/RECOGNITION OF GUESTS:**

### **CONSENT CALENDAR ACTION ITEMS:**

- 1. Proposal for modifications** to Eight Oaks located at 1825 Kirby Road, tax map #41-1 ((28)) 8A1. The property is subject to a conservation easement requiring review and approval by the ARB for certain modifications to the property. Proposed renovations include: demolition of an attached greenhouse to be replaced with an addition, window alterations at the 1<sup>st</sup> story of the rear façade and at the 2<sup>nd</sup> story of the side façade, replacement of roofing material, and replacement of cornice materials. Eight Oaks is listed in The Fairfax County Inventory of Historic Sites. Built c. 1864, the dwelling was expanded in 1909 adding an upper story, gambrel roof with gabled dormers, and replacing the weatherboards with German siding. Mr. Joshua and Ms. Katherine Frey, property owners, discussed the proposal with the ARB at its April and May 2014 meetings in workshop sessions. (Item-**ARB-14-EAS-01**)
- 2. Proposal for installation of signage** at 9140 Belvoir Woods Parkway and at Telegraph Road, tax map # 108-1 ((1)) 50 and 47B located in the Pohick Church Historic Overlay District. The ARB approved signage for the property at its April 12, 1990 meeting. The proposed free-standing monument signs measure 48" high x 90" long x 18" wide. Materials are polystyrene colored dark green and tan with a brick base. The

proposal meets county Zoning Ordinance requirements. Mr. John Flynn, Allegra Print-Sign-Design represents the application. (Item-**ARB-14-PHC-02**)

## **ITEMS FOR ACTION:**

- 3. Proposal for the section of Site Plan #1183-SP-019-1** dated January 13, 2014 located between R-19 and RB-01 for the culvert retaining walls to be constructed for the roadway and for that section's landscaping at the Laurel Hill Adaptive Reuse Area. At its September 13, 2012 meeting, the ARB recommended approval of the rezoning application and Final Development Plan (FDP) for the adaptive reuse area subject to enumerated understandings and conditions. This included further study and review by the Virginia Department of Historic Resources (VDHR) and the National Park Service (NPS) as related to tax credit review. At its April 10, 2014 meeting, the changes to the FDP as previously recommended for approval by the ARB were presented and discussed in a workshop session. These changes are the result of review and conceptual/conditional approval by VDHR and NPS. At its May 8, 2014 meeting, the ARB recommended approval on Phase I Site Plan #1183-SP-019-1 dated January 13, 2014 with the exception of the culvert retaining walls and landscaping between R-19 and RB-01. The Laurel Hill Adaptive Reuse Area project team: The Alexander Company, Elm Street Development, and Department of Planning & Zoning staff represent the application. (Item-**ARB-14-LOR-02**)
- 4. Proposed construction** of a new two-story with cellar office building to be located on a vacant parcel at 14001 Braddock Road, tax map # 54-4((1)) B in the Centreville Historic Overlay District (HOD). The ARB approved the construction of an office building for this property at its March 13, 2008 meeting; ARB-08-CTV-03. The landscaping, signage and lighting with revisions to site improvements for the property was approved at the July 10, 2008 meeting; ARB-08-CTV-04. The approvals were extended at the March 2010 ARB meeting and were valid for one year, March 2011 and July 2011 respectively, as stipulated by the County's Zoning Ordinance. The current proposal is to construct a 35' high, 13,773 sq. ft. (2-story & cellar) cement-fiber sided, standing seam metal roof with stone veneer base frame building. The roof plan is cross-gable, the entry recessed with a 1<sup>st</sup> floor roof extension from bay to bay. The proposal was discussed with the ARB at its April and May 2014 meetings in workshop session. The property was included in the Centreville HOD when the district was expanded in 2007 and identified as a non-contributing property to the HOD. Mr. Greg Budnik, P.E, GJB Engineering, represents the application. (Item-**ARB-14-CTV-03**)
- 5. Construction of a fence** at 7117 Harrison Lane, tax map #92-4 ((1)) 5 located in the Huntley Historic Overlay District. Originally, the fence was constructed at an 8 ½' height to enclose the side and rear yards. The property owner was cited by code compliance. So the fence height was reduced to 7' to meet zoning requirements subject to ARB review and approval. The property owner seeks after-the-fact approval of a 7' high wooden board fence with lattice which encloses the side and rear yards of this single family residential property. Mr. Rene Rios, property owner, represents the application. (Item-**ARB-14-HLY-01**)
- 6. Proposed replacement** of retaining walls, walkways and stairs at 1694 Chimney House Road, tax map #17-2 ((9)) (A) 3 located in the Lake Anne Village Center Historic Overlay District. The common area is located adjacent to Lake Anne in a residential section of Washington Plaza Cluster. The existing concrete walkways and steps would be removed and replaced in-kind. The existing handrails and concrete caps at the steps would be removed and reused if possible. If new handrails are required, they are proposed to be replaced in-kind. The masonry walls would be removed and replaced with a double *Belden Brick Beaver Blend* veneer wall; wall interior to be solid fill. Mr. Juan Espinoza, Bright Construction Group, represents the application. (Item-**ARB-14-LKA-01**)

## ITEMS FOR WORKSHOP SESSION:

7. **Proposal on the adaptive reuse** of: 1. Reformatory Buildings and 2. Architecture for new townhomes, new single family homes and new retail based on historic tax credit review and conceptual/conditional approval by the Virginia Department of Historic Resources and the National Park Service for the Laurel Hill Adaptive Reuse Area. The Laurel Hill Adaptive Reuse Area project team: The Alexander Company, Elm Street Development, and Department of Planning & Zoning staff will present the item.
8. **Proposed revision to previously approved plans** for the installation of stamped asphalt in place of pavers at Spring Hill located within the area eligible for listing in the National Register of Historic Places. Included in the Spring Hill development materials submitted to the ARB in June 2004, was a sheet showing Specialty Paving herringbone pattern with 8" brick banding for the roadway at the intersection of Yellow Daisy Place, Periwinkle Blue Court and Mountain Larkspur Drive. This intersection is adjacent to the common area; the roadway at the Laurel Crest Drive entrance was also shown with specialty paving. The materials submitted for the July 2004 ARB meeting included a sheet labeled *Central Green* (common area) indicating that the roadway material at the intersection would be precast concrete pavers. The August 2004 color illustrative layout proposal for the Spring Hill community showed the roadway at this intersection in a terra cotta color as was the Laurel Crest Drive entrance roadway. Mr. Jeff Beachy, Helpcomm Inc. represents the proposal.

## BOARD AND STAFF ITEMS:

- **Review and action on approval of minutes:**  
**Authorization of payment to Recording Secretary**
- **Treasurer's Report:** Ms. Notkins
- **Discussion/Update Reports:** Update regarding potential Zoning Ordinance amendments for ARB matters.
  - Revision to requirement for ARB approval prior to issuance of building permits (identify projects and the perimeters for which ARB approval may no longer be appropriate/required)
  - History Commission member non-voting to voting
  - ARB review and recommendation (site and grading plans and subdivisions) to review and approval (Chairman and staff)
    - Design Guidelines (subcommittee)
    - By-laws (subcommittee)
- **Administrative:**
- **Correspondence, Announcements:**
- **New/other business:**

***The ARB Administrator will stamp and sign copies of approved drawings or other application documents following the meeting at which approvals are granted, or at such time as drawings amended to reflect ARB recommendations are received by the administrator. Applicants may be required to submit additional copies of approved drawings or other application documents. Applicants may request copies of meeting minutes within 2 weeks of the meeting at which the ARB approved the meeting minutes. Stamped drawings, letters from ARB Administrator documenting ARB action or copies of relevant minutes are required prior to projects being reviewed and/or approved by county review and permitting agencies.***

*For further information contact Linda Cornish Blank, Historic Preservation Planner and Architectural Review Board Administrator, Fairfax County Department of Planning and Zoning (DPZ), at 703/324-1380.*